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MTL-21274

TRUSTEE'S DEED

MICHAEL A. GRASSMUECK,

Trustee of the Bankruptcy estate of

HELEN B. GARCELON

Bankruptcy Case No.688-63616-R07 U.S.

Bankruptcy Court for the District of Oregon, herein called "GRANTOR", acting in his capacity as Trustee and not individually, by virtue of the power and authority given a bankruptcy trustee under the laws of the United States of America, for the consideration hereinafter stated does hereby grant, bargain, sell, convey and release to Teresa K. Branigar, herein called "GRANTEE" and unto Grantee's successors and assigns all of the interest vested in the Debtors at the time of the filing of these bankruptcies, which passes by operation of law to the Trustee in the subject property described herein, together with all tenements, hereditaments, appurtenances there unto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN)

Grantor's power and authority to dispose of such property originates in 11 U.S.C. Section 554, and this transfer is made following notice and an opportunity for hearing pursuant to such law.

The consideration for this transfer is \$ 34,000.00.

Grantor makes this conveyance and release without any warranties express or implied. This conveyance and release is intended to transfer all of the bankruptcy estate's interest, if any, to the Grantee in its existing condition, AS IS. Grantee's recording of this Deed indicates Grantee's acceptance of this conveyance and release upon that basis.

Grantor covenants that this Deed is to be absolute in effect as pertains to the bankruptcy estate(s) and conveys whatever right, title and interest the

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bankruptcy estate(s) have in the described property. This conveyance and release is not intended to operate as a mortgage, trust or security of any kind.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FREE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, Grantor has executed this Deed this 22 day of April, 1989.

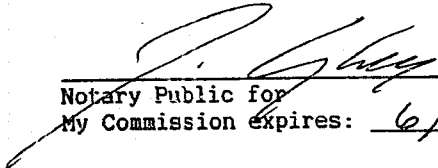
MICHAEL A. GRASSMUECK

By 

Michael A. Grassmueck

STATE OF OREGON )  
 ) ss.  
County of Jackson )

This instrument was acknowledged before me on the 22<sup>nd</sup> day of April, 1989, by Michael A. Grassmueck, Trustee in Bankruptcy.

  
Notary Public for  
My Commission Expires: 6/12/92



After recording return to:

3869 Barry Ave  
Klamath Falls, OR 97603

Send fees to:

Klamath Falls Fed  
2943 S. Sixth St  
Klamath Falls, OR 97603

## EXHIBIT "A"

The East 5 feet of Lot 17 and the West 55 feet of Lot 18 of DEBIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 010DD 04200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day  
of April A.D., 19 89 at 8:38 o'clock AM., and duly recorded in Vol. M89,  
of Deeds on Page 7126.

FEE \$18.00

Return: M.T.C.

Evelyn Biehn County Clerk

By Paulene Muehlendore